150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

Attractive DOWN PAYMENT LOCATION

Mountain view from this lovely three-bedroom home sets off the interior of cedar panelling and a raised hearth fireplace. Large rooms throughout with large utility and storage room. Fully landscaped lot and separate garage. Down payment $1,800. Full Price $9650

Call Ken Jensen EV 5-8704 or Eves. GR 4-1973.

De Luxe Sea View Home With In-Law Suite

2-yr-old, 3-bedrm plus den. Large living room, with attractive fireplace, dining room, electric cabinet kitchen with bar, lovely 4-pce vanity bathroom. Hardwood floors. Basement has full 4-room suite. Most attractive. Living room with fireplace, picture window, sea view, smart kitchen with dining area. Nice sized bedroom, beautiful 3-pce bathroom, separate entrance and patio. Full high basement with rumpus room, fireplace and utility, double carport, lawns and garden fenced. This home has to be seen to be appreciated—allow us to show you. N.H.A. financed 5½% Terms. Full Price $27,000

Exclusive with D. Dowsley, Phone EV 5-2593; C. Sinden EV 3-0395; Office EV 5-8704.

READ THIS! BUILD NHA! WHY?

1. LOW, LOW DOWN PAYMENTS in many cases your lot is all you need!
2. GUARANTEED TOP QUALITY WORKMANSHIP.
3. 3-MONTH OCCUPANCY.
4. Do part of the work yourself.
5. 1-YEAR UNCONDITIONAL GUARANTEE.
6. FULL ARRANGEMENTS OF YOUR N.H.A. LOAN MADE BY US.
7. Contract prices? The most economical in town for QUALITY work.
8. Numerous plans available.

SO

Before you build, COMPARE. Let us show you some of the fine homes we have built and talk to our many satisfied home owners!

Information and Estimates Are Absolutely Free!

Please call Len Wardle GR 7-3348 or Lew Moilliet GR 9-2620, Office EV 5-8704.

WALKING DISTANCE

An exceptionally clean and well kept 3-bedrm bungalow in very desirable location close to city centre and hospital—oil heat, new Duroid roof. Taxes only $98—$28. All this for only $7900

Reasonable terms. (Exclusive) Call Frank Martin, EV 3-3005 or office EV 5-8704.

FAMILY HOME 4-BEDRM AND DEN Low Down Payment

This home is in spotless condition. Redecorated inside and out. Wired for range. Duroid roof and pkg Oil-O-Matic heat. Located in a very good area on a quiet street across from a park and close to all conveniences. Comprises large entrance hall to very attractive living room with fireplace, adjoining dining room, family-size kitchen and den on main floor. Open stairway to 4 good-size bedrms and 3-pce bathroom. Full basement with extra plumbing. Separate garage and very well-kept garden area. All this for the full price of $9750

To view call J. Moore, EV 2-3646 or D. Munro, GR 7-1705; office, EV 5-8704.

GORGE AREA 3 BEDRMS FULL PRICE $11,850

Exceptionally attractive 5-yr ranch home with attached carport, located on a quiet street among nice homes and close to all conveniences. Thru-hall plan to "L"-shaped living room with fireplace. French door from dinette to patio with Roman tile planters, large electric kitchen with dining space, spacious utility room, three nice-size bedrooms with good closet area. Automatic heat, very well landscaped with many shrubs and secluded back yard. Indeed a terrific buy with excellent terms. To view call D. Munro, GR 7-1705, or office, EV 5-8704.

$1500 Down Up and Down Duplex

Trouble-free rentals in ideal location. Completely self-contained, with separate entrances. Heated individually by oil. Spacious one-bedroom and two-bedroom suites. Full price only $8950

Exclusive with J. Moore, EV 2-3646 or office EV 5-8704.

FAIRFIELD

Immaculate 2-bedrm bungalow on quiet street close to all conveniences. Wall-to-wall carpet thru entrance hall, living room and dining room. Full basement with separate garage. Situated on a well-landscaped lot with a backyard that offers seclusion. Full price $8950

Call J. Moore, EV 2-3646, or office EV 5-8704.

In City—Like New

Completely renewed from stem to stern. This 3 or 4-bedroom home has had a complete A-1 face lifting and needs no attention for some time. Large LR, oak floors, Swedish fireplace, DR, den, de luxe kitchen and dining area, thru hall to 3 master bedrms and bath—lots of storage and closet space. FC bsmt and heating. Large lot fenced, garden and fruit trees. You'll love it—it's immaculate and price only $13,950

With terms.

Call J. Mann for further details, EV 5-3857, or office EV 5-8704.

BUILD NHA

No Down Payment? Own Your Lot? Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7138, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

PRIVATE SALE — 2-YEAR-OLD, fully-modern, 3-bedroom bungalow, 1,340 square feet. Large landscaped lot, 60 x 170. Choice location near Rockland. $17,000. 1277 Revercomb Place. EV 2-6772.

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

OPEN HOUSE GORDON HEAD Waterfront 1670 ASH ROAD SAT., MARCH 7TH FROM 2-5 P.M.

BEAUTIFUL VIEW OF GULF ISLANDS.
DELIGHTFUL 7-ROOMED HOME.
FULL PRICE ONLY $18,900
DO COME AND MEET OR PHONE MRS. DOROTHY KIRKPATRICK, EV 4-8124; RES., GR 4-1972 EVES.

OPEN HOUSE FAIRFIELD 87 CAMBRIDGE SAT. MARCH 7th 2-4.30 P.M.

The high standard of interior maintenance of this home comes as a pleasant surprise to those seeking 4 bedrooms and plenty of well-planned space.
PRICE $10,300
with terms.

EV 4-8124. Mr. Simpson, res. EV 5-7369

OAK BAY 5 PLUS SUNROOM

Not new, but modernized, comfortable and in a location convenient to schools, shops and bus; large LR with bookshelves and FP; 2 bedrms; through hall to bright kitchen with ample dining space; new Pembroke bathroom; DR or 3rd bedrm; full bsmt, new wiring and plumbing. Separate garage. Nice garden and low taxes.
AN OPPORTUNITY $11,600
Mr. Love, EV 4-8124, res. EV 4-6056.

WASCANA

These folks have been lured to California. Their 1,200' 3-BR bungalow is like new and is for sale at $2,700 down. Unusual plan, very high bsmt and attached carport. View by appointment.
AN EXCLUSIVE $12,700
Mr. Love, EV 4-8124; res., EV 4-6056

BARGAIN 10 MILE PT. $18,500

Just on the market and definitely a bargain! Modern stucco bungalow having living room 18'x20' with FP, separate dining room 12'x15', spacious electric kitchen with dining area overlooking the patio and garden, 2 bedrooms and Pembroke bath; also recreation room, 16'x21', on main floor which could easily be made into third bedroom and den if desired; large basement with 2-pc bath and double garage; excellent HW oil heating system. Many extras included. Here is 1,700 sq. ft. of quality construction in a delightful setting. Small, professionally-landscaped garden. 2 minutes walk to secluded beach. If you want country living, close to the city, don't miss this!

Phone Mrs. Shirley, EV 4-8124 or EV 4-8485 eves.

OUTSTANDING 6 ROOMS PLUS

This exceptionally well built 6-roomed 3-YEAR-OLD BUNGALOW with seclusion, 5 mins transportation and stores. Entrance hall, large LR, OPEN FIREPLACE. Cosy dining room, 3 bedrooms. Oak flooring throughout. 4-pce vanity bathroom, smart cabinet kitchen, package oil heat. Full high cement basement. This is an exceptional buy, below market price, $6,000 cash.
Price $16,500
Appointment to view, phone Mr. Hepburn, EV 4-8124, res. EV 3-7039

VACANT $1000 DOWN

5-ROOM STUCCO BUNGALOW. YOUNGSTOWN KITCHEN UNIT. PEMBROKE BATH. FULL BASEMENT. DRIVE BY 2211 IRMA.
FULL PRICE $7950
EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124, RES. GR 5-2610 EVES.

5 ROOMS BASEMENT SUITE 8 YEARS OLD

This very attractive bungalow is situated on a high location near to bus and schools, and consists of through hall, spacious living room with fireplace, 2 double-size bedrooms, dining room and modern electric cab kitchen, also self-contained 2-room suite in basement with separate 3-pc bathroom, separate entrance. Will rent for $50 a month. Reasonable terms. This is a certified value so act fast. Call Jack Middleton, GR 5-4327; also Jack Brown, EV 4-4976, office EV 4-8124

EXCLUSIVE 1275 REYNOLDS RD. OIL HEAT FULL BASEMENT

$2,000 down, balance like rent. Consists of large living room with fireplace, large dining area, 2 double bedrooms, 3-pc Pembroke bath. New wiring, extra heated room in basement. Drive-in garage. Nice lot with fruit trees. This is a real buy at $9950 only.....
Call Jack Middleton, GR 9-4327 or Jack Brown, EV 4-4976, office EV 4-8124.

BUILDING IN THE SPRING?

This exceptional lot is just on the market. High location, beautifully treed with stately oaks; spacious and in a very desirable area, next to and north of 4110 Cedar Hill Rd. Lot 85.2 ft. frontage by 253 ft. deep. Terms if desired. Full price $2500

W. Woodley, EV 4-8124; res. EV 4-3916.

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

$1500 DOWN Stucco Bungalow

This immaculate, 6-year-old home is situated on a nice garden lot in a quiet, secluded area. Contains good living room with FP; oak floors; elec cab kitchen, 2 excellent bedrooms, full high basement with furnace, laundry, etc; separate garage. Priced to sell, with balance like rent $9800

Mr. Clarke or Mr. McDonald GR 7-6510 - EV 5-7511 - GR 7-3318

JOHN GREENWOOD
1241 Broad Street

DONCASTER

A comfortable four-room bungalow with basement and furnace. This home has had much care and money expended on it. Ideal for a retired couple. $1,500 down $6750

Please ask for Henry Hope, EV 3-7041 Eves. GR 7-2734

5-RM BUNGALOW, CLOSE TO everything. $8,000. 939 Collinson.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

(RE)TIRED? WHERE

Is your present accommodation satisfactory? Do stairs get you down? HERE IS THE ANSWER. A modern step saving home situated on a beautifully landscaped lot, featuring a large bright living rm, through hall, 2 bedrooms, practical dining room and well planned kitchen. AUTOMATIC OIL HEAT, basement garage as well as separate large one-car garage. Located high Quadra area. Asking only $14,500

All offers welcome.

Please call JOHN ROWTON at EV 5-6741 anytime.

$1,500 DOWN
"QUADRA GEM"

Nearly new, this floor plan was especially designed for a busy housewife. The pretty kitchen with dining area is conveniently arranged, is just off the spacious living room and utility with laundry plumbing, the 2 bedrooms have loads of closet space, auto heat, electric range, carpets and drapes included. TED CHARTRES EV 5-6741 or EV 5-5508.

"GORDON HEAD" MT. DOUGLAS! SHELBOURNE!

New and newer 2 and 3-bedroom homes—with and without basements. From $11,000 and up. TRY YOUR DOWN PAYMENT ON THESE.
Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

"WATER VIEWS"

5-year-old gleaming white stucco bungalow, 18x16 living room with brick fireplace and panoramic views over Portage Inlet, 9x9 dining room, 2 good bedrooms, oak floors, modern electric cabinet kitchen, utility, attached garage with up and over aluminum doors. This is a very attractive home. The Oil-O-Matic perimeter heating is economical. Taxes are only $78 a year and down payment $990. Full price $10,990
Call ERIC A. MACFADYEN, EV 5-6741.

"TRY YOUR DOWN PAYMENT"

buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec).
Price $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"ESQUIMALT SEA VIEW"

TERRIFIC 3-bedroom family home, close to the water on a lovely semi-secluded lot. Combination living and dining room with French doors opening on to a large sundeck. Cabinet wired kitchen with eating area. Full basement with drive-in garage. This home is well priced at $10,750
To view this splendid piece of property call PAT MURPHY EV 5-6741 or EV 5-6984.

"ROOM FOR EXPANSION"

Set among lovely trees and shrubs, this four-room home with its outstanding family kitchen, has two extra upstairs rooms just waiting for the "handyman"; attached garage and full basement. Full price $10,400
Down payment, $3,000.
MRS. BACON, EV 5-6741 or EV 4-0237.

"CHEER UP"

Here is your chance to buy a clean, clean 4-bedroom stucco home walking distance from downtown or the Government Buildings. Full price with terms only— $8600
Yes only .....
See this one and you will see value for your dollar. Mr. STRETCH, EV 5-6741 or EV 3-7436.

"2 LOTS"

Near Interurban and Wilkinson. City water. $1,100 each. Phone HARRY HOBSON, EV 5-6741 or EV 2-7828

"COSY QUARTERS"

A cosy little stucco home, two good-sized bedrooms, comfortable living room with fireplace, large modern kitchen. Oil-O-Matic heat. Three-quarter basement with drive-in garage if you have a car but it is not necessary with a bus stop right at the door and a choice of another bus route less than a block away. Full price only $7950
Call me now to view. MAURICE N. SMITH, EV 5-6741, eves. EV 2-3658.

"1500 SQ. FT."

One year old, large L-shape living and dining room, 3 bedrooms, full high basement. Excellent location. Call for particulars VERA PIPES, EV 5-6741 or GR 7-3532.

"THERE JUST AIN'T NO END TO IT"

Don't let anybody tell you that property doesn't sell readily in LANGFORD. Recent sales in this area include 2822-24 Knotty Pine Rd., 818-22 Hockley Rd. This is in addition to eight others sold in this area by DON BACON since Jan. 1. Langford offers better value, better terms and lower taxes. Only 15-20 minutes from town. We are still able to offer a two (or three) bedroom stucco bungalow with 1,000 sq. ft. floor space, ten years old, $1,200 down, and full price only $7200
See this today with DON BACON. Please call EV 5-6741 or EV 4-0237.

"LOVELY AND CLEAN"

One-bedroom house, giant-size living room, large kitchen with dining space. Full basement with drive-in garage for only $4950
with $1,500 down. Don't delay, it won't last. dial EV 5-6741 or EV 4-6104. STAN ROZYLO will be pleased to show it to you.

4-ROOM BUNGALOW, LARGE living room, fireplace, spacious kitchen, wired for range, partial basement. Oil-O-Matic. Lot 50x210. Greenhouse, fruit trees. Separate garage. Low taxes. Good bus service. $8,500; $3,500 down. No agents. EV 5-4097.

FAIRFIELD
5-room bungalow, rumpus room, garage. Oil-O-Matic heat. Nice corner owner, $13,000 net. EV 3-0327.

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue

ESPANOL HACIENDA

Something different, something smart, something to be proud of is this seven-year bungalow with a Spanish touch. Entrance PATIO, through hall; lovely living room and dining room in-line. Ultra-modern electric kitchen with delightful built-in dinette and lighted work area. Two nice bedrooms and de luxe bath. Enclosed screened sun deck, breezeway and garage. Below are two more bedrooms and hot-water oil plant. SPECIAL ELECTRIC EQUIPMENT includes auxiliary heat in bathroom and kitchen! Corner lot in nice area. ASKING $18,900
Terms arranged. Mr. Simpson, EV 2-7276; res. EV 5-5542.

1 YR OLD RANCH TYPE BUNGALOW 1678 N. DAIRY RD.

6-room, all in immaculate condition, "L"-shaped living-dining room, modern kitchen, 3 bedrooms, utility, stucco, fully insulated. Close to schools and transportation. If you have $2,000 down the owner may be interested. Drive by and CALL MY AGENT. ML 6953. $14,700
Full price .....
Contact Harold Ware, EV 2-7276, res. EV 2-1461.

OAK BAY NEW—NHA

$6,700 down payment buys this 6-room split-level bungalow, will be completed in 6 weeks time. Large living room and dining room, bright modern kitchen, 3 bedrooms, 4-pce vanity Pembroke bathroom, full basement, oil heat. Garage. Fully insulated.
FULL PRICE $19,500
Contact Harold Ware, EV 2-7276, res. EV 2-1461

OAK BAY 1 YEAR OLD 3 BEDROOMS

Located south of the Avenue, on an attractive street. This lovely home contains entrance and through hall to large living room with FP, electric cabinet kitchen and 4-piece bath plus 3 bedrooms, all on one floor. Full basement, automatic oil heat, drive-in garage. ONLY $3,500 DOWN.
Full price $14,950
HURRY TO SEE THIS. Phone Keith Rose, EV 2-7276; res, EV 2-9579

BARGAIN SALE AND REMOVAL

GLEAMING white bungalow in excellent condition, 4 rooms and bath.
3680 THIRD
Shelbourne and Cedar Hill Crossroad
WHAT OFFERS? Ken Sturgeon, EV 2-7276; res, GR 7-1580.

DRIVE BY 1655 SHERIDAN

SMART six-room, 3-bedroom, full basement, stucco bungalow with oil heat and drive-in garage. Please do not disturb owner $13,800
Ken Sturgeon, EV 2-7276; Res, GR 7-1580.

FAIRFIELD DRIVE BY 1637 WARREN GARDENS SEA VIEWS

Beautiful, new, modern, 1,236 sq. ft. Fairfield house with Oil-O-Matic hot-air forced heating. Spacious LR-DR, cabinet kitchen with mahogany cupboard and eating space. Three large bedrms. Full high basement with fireplace for rumpus room.
Please call George Thorneloe, EV 2-7276; res. GR 7-2771 for appointment to view.

READ THIS FOR REAL VALUE Cedar Hill Road

1. 1 acre landscaped—fruit and oak trees.
2. 24x15 living room, with FP.
3. Family dining room.
4. Cab kit (wired) with breakfast space.
5. Pembroke bathroom.
6. 2 bedrooms down plus 1 up.
7. Space for extra bedrm up.
8. Large tiled rumpus room in full basement.
9. Blacktop driveway to sep garage and carport.
10. Only 17 years young—low taxes.
11. Hot-water O-O-M heating.

Situated on high ground well back from road with nice, open view. Good terms to responsible purchaser. At GIVE-AWAY PRICE OF $16,900
Duncan Bingham, EV 2-7276; res. EV 2-3758.

QUICK SALE CASH DISCOUNT $1000

Owner leaving city, must sell this 5-room, white siding bungalow. New oil pkge heating unit and new glass steel hot water tank. 220 wiring. All spacious rooms. Venetian blinds included. Low taxes. Easy terms. $1,500 down $67.50 per month, at low price of $7500
Big reduction for cash. Call Mr. Ludlow, EV 2-7276, res. EV 3-5101. Hurry for this one.

JUST COMPLETED $8950 1620 Garnet Road

This smart 2-bedroom bungalow has 16x13 LR, wired, cabinet kit with space, utility and central oil heating. No basement. Attached garage. Lot 63x126. THIS IS A REAL BUY SO PHONE ME NOW. Duncan Bingham, EV 2-7276, res. EV 2-3758.

PRICE $6950 $1500 DOWN

3 BEDROOMS
SPACIOUS five-room bungalow, including heater, range, etc. Immediate possession.
Ken Sturgeon, EV 2-7276; res. GR 7-1580.

FOUR MILE CIRCLE $2750 DOWN

A three-bedroom home situated on a rise with a commanding view of the surrounding country. Good garden. Nice granite barbecue and grill. Owner smokes own salmon over the barbecue. Good brick root house. ALL THIS ON TWO LOTS. Full price $12,000
For information phone Alex Maclean, EV 3-7243

FRASER BISCOE
750 Pandora EV 3-9413

IF YOU WANT Style and Location WE'VE GOT IT

Modern in design, very liveable—this 2-bedroom, spacious home with auto heat, separate garage, electric range, Bendix washer, TV antenna; all in excellent condition, close to Gorge Park. SLASHED TO $8750
$2,000 HANDLES, BALANCE $70 MONTHLY.
TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

ROYAL OAK—3-BEDROOM HOME, large kitchen, full basement. Two acres of land. V.L.A. approved. $8,500. GR 9-2104.

Ker & Stephenson Ltd.

SEA VIEW PROPERTY Overlooking BRENTWOOD BAY

If you want seclusion and privacy, with a beautiful view of the sea and the mountains, drive to the end of Josephine Road at Brentwood and judge for yourself. You can buy almost 2 acres, on city water, for only $6600
For further information call EV 5-3411. Mr. Lemmon EV 5-3411
Exclusive

531 SELKIRK

Vacant possession can be obtained on 531 SELKIRK. Drive by this charming bungalow and note its lovely setting. The main floor holds four good-sized rooms, and there is another in the basement. Package unit oil heat. $3,200 down and $80 a month with the full price only $11,200
J. H. Ford
EV 5-3411, Larry Wagner, EV 5-3411

REDUCED FOR QUICK SALE

Owner leaving city, so 655 BAKER ST. is now offered for sale for only $11,370
Drive by and see this charming bungalow which overlooks the valley from its high location. Large L-shaped living and dining room with fireplace, cabinet electric kitchen, 2 bedrooms and 4-pce bath on main floor, recreation room, drive-in garage in basement; oil heat.
For appointment to view, please call MR. LEMMON at EV 5-3411
Exclusive

NEAR BEACH WHITE SHAKES 10 MILE PT. AREA

Attractive little cottage. Ideal for retired couple. View of sea; on bus line and near shops. Living room with FP, bright kitchen wired for electric range. Three bedrms and bathrm. Auto-oil central heating. Garage and small finished room in basement. Price $12,600
EV 5-3411 Mrs. Harvey EV 4-5149

OAK BAY GEM 875 LINKLEAS EXCLUSIVE

NEAR OAK BAY GOLF LINKS. ATTRACTIVE INSULATED 5-ROOM BUNGALOW WITH THRU HALL PLAN. LARGE LIVING ROOM AND DINING ROOM WITH OAK FLOORS. VERY NICE KITCHEN WITH TILE SINK. TWO GOOD BEDROOMS AND PEMBROKE BATHROOM. FULL CEMENT BASEMENT, OIL FURNACE AND GARAGE. SPLENDID CONDITION ONE OF THOSE HOMES SO HARD TO FIND IN A GOOD LOCATION. OWNER TRANSFERRED. QUICK POSSESSION. PLEASE DO NOT DISTURB OCCUPANT
$12,600
Please contact E. J. FATT AT EV 5-3411.

DEAN HEIGHTS OAK BAY BORDER 5-ROOM BUNGALOW

Smart 3-bedroom bungalow. Only 2-years old. Landscaping all done. Full basement. Auto-oil heating. Very good value at $13,975
Terms if required.
To inspect please phone Bert Daykin, EV 5-3411 or EV 2-0255

OAK BAY EXCELLENT VALUE

Situated north of the Avenue this well-kept, attractive stucco bungalow should definitely be on your "must see" list. Through hall to large living room, guest-size dining room, three nice bedrooms, excellent kitchen, utility room. Full bright basement. Oil heating. Splendid garden. DON'T MISS THIS OPPORTUNITY! Price $16,500
Exclusive Listing
Please call EV 5-3411 and ask for Mr. Wagner, Mr. Ford or Mr. Speed

OVERLOOKING SEA BEACON HILL PARK

A superb quality home, reminiscent of an older "Victoria." The spacious LR with its massive stone fireplace has a most homelike atmosphere. A dining room big enough to accommodate your guests. There are 3 bedrooms and a tiled bath, a den with fireplace, and a bright kitchen. All rooms on main floor. Main rooms have gleaming, golden oak floors. Unfinished attic (approx. 2,000 sq ft) with duplex possibilities. FC basement, oil furnace. Sep garage.
A TRUE INVESTMENT
$18,850
EV 5-3411 H. Nichols GR 7-3089
EV 5-3411 J. A. Valiance GR 7-1917

EXECUTIVE HOME ROCKLAND AREA

Charming new home with most attractive features. Smart living room, sep dining room, de luxe kitchen with built in oven, three bedrms. FC basement, large rumpus room area with FP, roughed-in plumbing. Auto-oil hot-air heating. Floor area 1,450 sq. ft. An ideal home for a growing family in this popular secluded area. Price with terms $24,500
EV 5-3411 Mrs. Harvey EV 4-5149

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

TAYLOR SPITTAL
821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

NHA $500 DOWN 2 or 3 Bedrms

Yes, we can actually build a new home for you with as low as $500 down if you enter into our "owner-participation plan." You'll be pleasantly surprised to find that you can earn hundreds of dollars towards a new home.

Several locations to choose from. Please call Roy Green or S. Stephens, EV 4-9755 anytime.

PEMBERTON WOODS DISTRICT
$16,500, $3,500 down, N.H.A. financed, 4 months old. 1960 Richardson, corner lot, 3-bedroom bungalow 1,230 sq. ft. Full basement, oil heat, drive-in garage; large mahogany cabinet kitchen, corner fireplace; 4-piece bathroom and vanity. Occupancy latter part of March. EV 5-8227 for appointment

A DISTINGUISHED 11-ROOM COLONIAL mansion. Near Government House. A quality-built home that will satisfy the most discriminating taste. Powder room, 3 bathrooms, den, 5 bedrooms and beautiful fireplaces, $23,500. EV 3-2390.

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 3-2101

UP & DOWN DUPLEX

1138 Queens (drive by, do not disturb occupants). TWO SELF-CONTAINED suites, separate entrances. Re-wired and has separate electric meters. FULL BASEMENT, auto coal stoker. Can be purchased for $2,900 down and $75 per month. Tenants pays $55 per month, leaving your monthly payments only $20 PER MONTH.
Full price $10,450
Call G. Jessup, EV 2-2101, residence EV 2-1667.

TERRIFIC SEA VIEWS!!

SECLUSION, Oil HOT-WATER HEAT! At last . . . here's your home! Features a large, beautiful living room with SEA VIEW, a den, a lovely electric kitchen, 2 large bedrooms, a dinette. Workshop and no-step utility room. Garage. HALF-ACRE of lovely grounds. Specifically built for the owner. 9 yrs old. IF YOU HAVE DREAMED of these features . . . now, make them a REALITY!
FULL PRICE $15,500
I can show this beauty by making an appointment.
Please call Mr. Vining, EV 2-2101; Res, GR 9-3786.

FOUL BAY RD.

SPACIOUSNESS . . . is the word for this 2-bedroom stucco. So easy to entertain in it's beautiful "L"-shape liv rm with full dining accommodation. DAZZLING DREAM KITCHEN with nook. Utility on main floor. Extra room in basement too. 70-ft. frontage lot with established landscaping. OWNER TRANSFERRED! Price $14,950
Please call Mr. Campbell, EV 2-2101; res, EV 4-5572.

CADBORO BAY NHA SIX ROOMS

ATTRACTIVE. Immaculate three-year-old, three-bedroom bungalow, near school, stores and transportation. Oil-O-Matic heating. NHA built with mortgage of $8,100, 5½% interest. Payments $68, inc. principal, interest and taxes. IMMEDIATE POSSESSION. Reasonable down payment acceptable.
Price only $12,750
MUST BE SOLD!
Call LEN WRIGHT, EV 2-2101; res. GR 7-1659.

JUBILEE! 5 ROOMS $1500 DOWN $65 Per Month

$7350 A SPOTLESSLY CLEAN home with a full basement, new Duroid roof. Living room has fireplace. Dining room. Two bedrooms. 3-piece bathroom. Large kitchen. Basement has good furnace. Separate carport. Low taxes for this very popular district ($108 less 28).
Call STAN HINDE, EV 2-2101; res. EV 2-3790.

EXCLUSIVE LISTING
DRIVE BY! 2026 Richmond Rd.
(Near Veterans' Hospital)
Don't Miss This One!
4 Bedrooms
Low Down Pay't $9800
It's Good . . .
It's Priced Right!
Call ART YELLS, EV 2-2101, Res. EV 3-5039.

UPLANDS (Exclusive Listing) $30,000

This beautiful architect designed modern TUDOR is being offered for sale for the first time. On the ground floor there is a large living room with fireplace, den with fireplace, family-size dining room, cab elec kitchen, utility room, bedroom and 4-pc bathroom. Upstairs there are three bedrooms and 4-pc bathroom. In addition the master bedroom has a 3-pc bathroom. The planning is exceptionally good with authentic Tudor features that give character and charm to both the exterior and interior. This home can be viewed by appointment only through Mr. Yells, EV 2-2101, Res EV 3-5039.

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

JUBILEE AREA

5 BEDROOMS, 2 BATHROOMS. FULL BASEMENT, STOKER. $2,400 DOWN, $75 MO.
FULL PRICE $8950
N. A. FRASER, RES. EV 3-3751.

4-ROOM STUCCO

WITHIN YOUR MEANS IS THIS NEAT AND COSY BUNGALOW SITUATED ON FULLY FENCED CORNER LOT WITHIN 2-MILE CIRCLE. NICE LR WITH FIREPLACE AND OAK FLOORING. LARGE CAB KITCHEN WITH DINING SPACE. 2 GOOD BEDROOMS AND 3-PC BATH. SPACIOUS ATTACHED GARAGE WITH EXTRA STORAGE. A FINE LOW-PRICED PROPERTY. LOW TAXES AND LOW UPKEEP. TOTAL PRICE ONLY $6950
WITH TERMS AVAILABLE. A. E. SEEBER, RES. EV 5-2875.

McCANDLESS REALTY
830 Fort St. Phone EV 3-6111

SPECIAL, $1200 DOWN
FURNISHED COTTAGE

4 spotless rooms, living room, fireplace, light floors, 2 bedrooms, small, bright kitchen with nook, cab pantry, 3-pc bathroom, new oil range and tank. Re-wired. Duroid roof, nice garden. Low taxes. Handy location on bus line near Haultain Street. Furnished, including fridge, washing machine, TV.
REAL VALUE AT $6300

FOR GRACIOUS LIVING
A Dream Home

Superior 9-year-old 4½-room bung, with large living room, 2 bedrooms, elec kitchen and dinette, lovely extra room in basement, O-O-M heating unit. This is a beauty, well decorated and spotless. SO MANY EXTRAS, TOO.
$6,700 down. Price $11,500
Mrs. M. Ramsdale
EV 3-6111 or EV 4-5855

'2 BEDROOMS, GORGE'

About 29 years young, but modernized. Auto stoker, through hall, handy kitchen, "L"-shaped living-dining room, fireplace, separate garage. $2,500 down, bal approx $65. ..... $8,500

OAK BAY—$2,500 DOWN
Large, older home. "Needs redecorating." Hampshire Rd. Big living room, kitchen, den and bath down; 4 bedrooms and bath up. Auto stoker, full basement. A duplex opportunity $10,900
Please call TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

FOR HOMES IN COLWOOD, LANGford see Grant & Jenkins, your local agents. GR 8-1729 Langford.

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD MEMBER MULTIPLE LISTING BUREAU

GORGE - TOURIST 9 Rooms, 3 Bathrooms

A lovely home with wonderful revenue. Summer revenue $600 to $900 per month. Furniture in rental units remains and is of high quality. Whole house is in spotless condition. Ideally situated. Oil heat. A wonderful opportunity and some terms at $13,950
only .....
Mr. Hill, EV 5-8771. Res. EV 3-7585

572 JOHN STREET 6 Rooms, 1 Floor

This house has just been rewired and is in fair condition throughout. Lot 60x120. Immediate possession. Down payment and terms to be arranged. Open to cash offers.
Price asked $5500
EXCLUSIVE LISTING. Mr. Hill, EV 5-8771, Res., EV 3-7585.

PRICED BELOW Today's Market Value

Here are two houses for under $10,000.
1. A 3-bedroom home, HIGH QUADRA-Cook St. area. Has good living room with fireplace, bright kitchen, full bsmt and Dr-in garage. With good terms, only $9100
2. A 2-year-old 2-bedroom stucco bung, good living rm with fireplace, all oak floors, large cab kit with eating space, full bsmt with dr-in garage. Some terms at only $300 BARGAIN PRICE $9750
Call CEC PEARCE, EV 5-8771, Res. EV 5-4621

OPEN HOUSE 2516 EASTDOWNE RD FRIDAY, MARCH 6 7.30 TO 9.30 P.M. SATURDAY, MARCH 7 1.30 TO 5.00 P.M.

A clean cut stucco bungalow with full bsmt, auto oil heat and extra room. The main floor has 3 bedrooms, 4-pce bathroom, living room, separate dining room and cab kit. It is situated on a fully landscaped lot and is only 8 years old. Price $14,900
Jim Ranson, EV 5-8771, Res. EV 5-6614.

$1000 DOWN ONE STOREY 3-BEDROOM HOME

Walking distance to town. Full basement. Rewired, copper plumbing, garage. Oil stove and TV aerial goes with it. Move in now. Try your monthly payments. Price $7500
Jim Ranson, EV 5-8771; Res. EV 5-6614

GOOD VALUE

Four and half room stucco bungalow consisting of LR with oak floors, two bedrooms, cab kitchen with nook, full cement bsmt, sep garage. Close to bus, schools and store. Full price with generous terms $8700
Please ask for Mr. Lawson, eves. EV 2-4867; days EV 5-8771

OPEN HOUSE 3481 VETERAN STREET SATURDAY, MARCH 7 1.30 TO 5 P.M.

Reduced $1,000 for a quick sale. This lovely 3-year-old home of approx. 1,300 sq. ft. is located in a Saanich University area in a high location with TERRIFIC VIEW. It consists of through hall plan with large living room and dining room, attractive and convenient kitchen with many cupboards all in natural finish, 2 bedrooms and den finished in wood or third bedroom; 4-pce bath with colored fixtures, attached garage, full high cement bsmt with very large plastered rumpus room, packaged oil heat, large portion at the back blacktopped. This is a well built home in a lovely high location with exceptional views. Don't miss seeing it on Saturday. N.H.A. 5½% mtge. Full price with excellent terms $14,900
Please phone Mr. Lawson, Eves. EV 2-4867. Days EV 5-8771

VICTORIA REALTY LTD.
1115 DOUGLAS STREET

$7500

Sound 4-room bungalow on a quiet street, suit older couple; part basement, coal and wood furnace; easily-kept lawns, minimum of work here. Close to bus. Drive-in garage.
Call J. A. Dunick, EV 2-9145 or—eves.) GR 9-3395

CITY OAK BAY AVE.

VACANT. A 2-bedroom home, full basement, oil heat; dandy, well-built bungalow. Terms. Must sell. Asking $11,500
Call J. A. Dunick, EV 2-9145 or (eves.) GR 9-3395

SUPERIOR NHA

This home is full of extras such as open stairwell, vanity and colored fixtures in bathrm, fireplace and roughed-in plumbing in daylight basement which could be a suite; extra large living rm, dining rm; 3 bedrooms. On 12-min bus service. This city home must be seen to be appreciated. High location with delightful view. Here is real value at only $2,000 down. Please call R. O. Nev, EV 2-9145 or (eves.) EV 4-5406.

WANT TO BUILD? HOME OR NEW DUPLEX

Yes, we have the property in good location and our prices are in line with fair market values. Lots from $1,400 to $2,500. Shelbourne, Hillside, as well as Portage Inlet and central city areas. NHA or conventional loans. Phone Mr. Forrest, EV 2-7276, res. EV 2-0274. Town & Country Homes Ltd., 851 Pandora.

BUNGALOW FOR SALE, CLOSE to town and school, Burnside area, 5 rooms and one room in basement, hot air furnace. $6,500 full price, $2,000 down, balance $50 per month. No agents. GR 7-3117.

WESTERN HOMES LTD.
611 YATES STREET

BUILD NHA To Suit Your POCKET BOOK

Let us build you a lovely new home in the beautiful high Lake Hill district. We now have available 7 treed lots on sewer, close to city centre and transportation, in a parkland setting. Plans available for your inspection. Please call Howard Blake for any additional information. EV 2-2157, res, EV 2-6719.

MOVE IN TODAY

Brand-new 3-bedroom home with full basement, large living room, electric cabinet kitchen, dining room, 4-pce. PB bath, on sewer. Close to schools and transportation. Full price $13,000
with easy terms.
Please call Howard Blake, EV 2-2157; res, EV 2-6719.

NEAR R.C. SCHOOL 3 BEDROOMS

Stucco bungalow, situated on 2 lots with loads of fruit trees. Glassed-in por